

Municipal Clerk
Atlanta, Georgia

Z-02-91

A SUBSTITUTE ORDINANCE BY:
ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER ENTITLED CHAPTER 18R. SPI-18 MECHANICSVILLE NEIGHBORHOOD DISTRICT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP BY SUPPLANTING EXISTING ZONING DISTRICTS R-5, RG-2, RG-2-C, RG-3, RG-3-C, RG-4, C-1, C-1-C, C-2, C-3, I-1, I-2, and I-2-C WITH SAID SPI-18 DISTRICT AND TO AMEND CHAPTER 28A.0010 BY ADDING A NEW SUBSECTION (42) SPI 18 MECHANICSVILLE NEIGHBORHOOD DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, recommendations from the Mechanicsville Community Redevelopment Plan should be implemented, and

WHEREAS, a diversified urban environment where people can live, work, meet and recreate should be created; and

WHEREAS, a compatible mixture of residential, commercial, and cultural and recreational uses should be provided; and

WHEREAS, existing transit infrastructure should be maximized; and

WHEREAS, the visual aesthetics of City streets should be improved; and

WHEREAS, a grid of connected streets for improved vehicular access and reduced vehicular congestion should be provided; and

WHEREAS, sufficient, safe and accessible open space for active and passive enjoyment by residents and workers should be provided; and

WHEREAS, safe and convenient pedestrian and bicycle circulation should be provided; and

WHEREAS, the City Sign Ordinance should be amended to include regulations for the SPI-18 Mechanicsville Neighborhood District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by adding a new Chapter 18R. SPI-18 Mechanicsville Neighborhood District Regulations, which shall read as shown on the attached "Attachment A".

Section 2: That the 1982 Zoning Ordinance Map of the City of Atlanta is hereby amended as shown on "Attachment B".

Section 3: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by adding a new subsection (42) to read as follows:

- (42) SPI-18 Mechanicsville Neighborhood District: The following signs shall be permitted in the SPI-18 Mechanicsville Neighborhood District:
- a. The regulations for SPI-18 Mechanicsville District for Subareas 1, 2, and 3: shall be the same as the regulations in Subsection (5) C-1 (Community Business) District, provided that:
 - i. No freestanding signs shall be permitted.
 - ii. No shopping center signs shall be permitted.
 - b. The regulations for SPI-18 Mechanicsville District Subareas 4 shall be the same as the regulations in Subsection (2) R-G (Residential General) District.
 - c. The regulations for SPI-18 Mechanicsville District Subareas 5, and 6 shall be the same as the regulations in Subsection (1) R-1 through R-5.
 - d. The regulations for SPI-18 Mechanicsville District Subareas 7 and 8 shall be the same as the regulations in Subsection (10) I-1 (Light Industrial) District.

Section 3: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

CHAPTER 16-18R
SPI-18 MECHANICSVILLE NEIGHBORHOOD
SPECIAL PUBLIC INTEREST DISTRICT REGULATIONS

Section 16-18R.001. Scope of Provisions.

The regulations set forth in this chapter, or set forth elsewhere in this part when referred to in this chapter, are the regulations for the SPI-18 Mechanicsville Neighborhood Special Public Interest District. These regulations shall supplant existing districts or portions of existing districts as shown on the attached map referenced in Section 16-18R.003, except that all existing categories of historic protection designated pursuant to Chapter 20 of Part 16 shall continue in full force and effect and said existing historic protection regulations shall be overlaid upon, and shall be imposed in addition to, the regulations set forth in this Chapter. Whenever the following regulations are at variance with said existing historic protection regulations, the historic protection regulations shall apply. Whenever the following regulations conflict with provisions of Part 16 other than historic protection regulations, the more stringent regulation shall apply.

The regulations set forth in Sections 16-18R.001 through and including Section 16-18R.023 shall apply to all properties located within the SPI-18 Mechanicsville Neighborhood Special Public Interest District, including all subareas within the District, unless otherwise indicated by subarea.

Section 16-18R.002. Statement of Intent.

The intent of the council in establishing SPI-18 Mechanicsville Neighborhood Special Public Interest District as a zoning district is as follows:

1. Create a diversified city where people across the spectrum of age, income, ethnicity, and culture can live, work, shop, meet, and play;
2. Improve the aesthetics of streets and the built environment;
3. Ensure through the administration of specific standards and criteria that new housing achieve architectural, site and street design consistent with the existing historic built environment.
4. Protect the historic character of the single-family residential areas;
5. Facilitate safe, pleasant, and convenient sidewalk-level pedestrian circulation that minimizes impediments by vehicles;
6. Promote public safety through the provision of pedestrian-oriented street-level uses, sufficient sidewalk widths, adequate visibility from adjacent buildings and primary pedestrian access from buildings to adjacent sidewalks;
7. Ensure pedestrian-oriented building forms which are compatible with the scale, character and needs of the neighborhood;
8. Encourage a grid of connected streets to improve access and reduce congestion;
9. Facilitate safe and convenient bicycle usage;

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10. Encourage a compatible mixture of residential, commercial, cultural and recreational uses;
11. Promote an appropriate balance and scale of commercial uses which meet the needs of nearby residents;
12. Encourage infill and rehabilitation development within traditionally commercial areas that include proportionately significant residential uses;
13. Place reasonable controls on the development of larger scale highway-oriented retail, service, office and dining uses which are intended to serve larger areas of the City than a single neighborhood or a small group of neighborhoods;
14. Encourage owner occupancy and retention of single-family residential structures compatible with the character of the Mechanicsville residential neighborhood while permitting two-family and multi-family housing in appropriate locations;
15. Provide a range of housing types and prices to meet different housing needs;
16. Prevent encroachment of incompatible commercial uses and minimize commercial parking into residential subareas;
17. Provide accessible and sufficient parking in an unobtrusive manner;
18. Reduce parking requirements by encouraging shared parking and alternative modes of transportation;
19. Provide sufficient, safe and accessible parks, plazas and greenways for active and passive enjoyment; and
20. Improve the quality of air and water through provisions for the planting of trees, greenspace protection, bicycle parking and alternative fuel vehicle parking.

Section 16-18R.003. Boundaries of District Established.

The boundaries of the SPI-18 Mechanicsville Neighborhood Special Public Interest District are shown on map Attachment B which by this reference is incorporated into and made a part of this chapter and this part. The Mechanicsville Neighborhood Special Public Interest District is divided into nine (9) subareas as shown on said map Attachment B and are described as follows:

- Subarea 1: Mechanicsville Mixed-Use
- Subarea 2: Fulton Mixed-Use
- Subarea 3: RDA Neighborhood Commercial
- Subarea 4: Multi-Family
- Subarea 5: Single-Family
- Subarea 6: Two-Family
- Subarea 7: Light Industrial
- Subarea 8: Heavy Industrial
- Subarea 9: Live-Work

Section 16-18R.004. Application Procedures.

A special administrative permit shall be required for development in this district as set forth in this section. A special administrative permit (SAP) application and seven (7) copies

each of a site plan, landscape plan and elevation drawings of each exterior façade shall be submitted, as applicable, and approved by the Director of the Bureau of Planning prior to the applicant filing for a building permit. All new construction, including additions to existing buildings, expansions of existing outdoor dining, outdoor dining within required sidewalk areas, or any construction which results in increased lot coverage or a modification of the building footprint within this district, shall be subject to said site plan review and approval. Before making application for a special administrative permit, a pre-application conference between the applicant and the Director of the Bureau of Planning or the Director's designee is required to discuss the application and relevant requirements of these regulations. Said preapplication conference shall be held within 14 days of the request by the applicant, unless a longer period is mutually agreed upon. All applications for a special administrative permit shall be processed in accordance with the standards and procedures applicable to said SAP applications contained in Chapter 25 of Part 16 except as otherwise modified by this Chapter 18R.

Section 16-18R.005. Permitted Principal Uses and Structures, Permitted Accessory Uses and Structures, and Special Permits

In all subareas, a building or premise shall be used for the following permitted principal uses, permitted accessory uses and structures, and special permits shall be provided as follows:

1. Permitted Principal Uses:
 - a. For each subarea, a building or premises shall be used only for the principal purposes as indicated with a "P" in SPI-18 Mechanicsville: Use Table.
 - b. No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television communication, or is otherwise incompatible with the character of the district and its relation to adjoining districts.
2. Permitted Accessory Uses and Structures:

Accessory uses and structures permitted within this district shall include those customarily accessory and clearly incidental to permitted principal uses and structures and specifically include clubhouses, pools, and other recreation amenities, and parking to serve authorized residential and non-residential uses within the district subject to the restrictions contained in Section 16-18R.020 and elsewhere in this Chapter.
3. Special use permits:

The following uses are permissible only by additional special permits of the type indicated subject to limitations and requirements set forth in this Chapter 18R or elsewhere in this part, and subject to the applicable procedures and requirements set forth in Section 16-25.001, et seq.

 - a. Special use permits:

Special use permits shall be required as indicated with "SUP" in SPI-18 Mechanicsville: Use Table.

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- b. Special administrative permits:
Special administrative permits shall be required as indicated with "SAP" in SPI-18 Mechanicsville: Use Table.
- c. Special exceptions: none.

SPI-18 Mechanicsville: Use Table									
P = Permitted Principal uses and Structures PA = Permitted Accessory uses and Structures SAP = Special Administrative Permits SUP = Special Use Permit X = Not Permitted * = Not to exceed 2000 square feet ** = Not to exceed 8,000 square feet	Subarea 1: Mechanicsville Mixed-Use Subarea 2: Fulton Mixed-Use Subarea 3: RDA Neighborhood Commercial Subarea 4: Multi-family Subarea 5: Single-family Subarea 6: Two-family Subarea 7: Light Industrial Subarea 8: Heavy Industrial Subarea 9: Live Work								
Uses	1	2	3	4	5	6	7	8	9
Adult businesses	X	X	X	X	X	X	X	X	X
Bakeries and catering establishments including wholesale operations	P	P	P*	X	X	X	P	X	P*
Banks, savings and loan associations, and similar financial institutions	P	P	P**	X	X	X	P	P	P*
Barbershops, beauty shops and similar personal service establishments	P	P	P**	X	X	X	P	X	P*
Bowling Alleys	P	P	X	X	X	X	P	X	X
Broadcasting towers and line-of-sight relay devices for telephonic, radio or television communications greater than seventy (70) feet in height, except alternative design mounting structures as contemplated by Section 16-25.002(3)(h)(iv)(i), and subject to Transitional height planes (Chapter 1, Section 19-1006).	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications seventy (70) feet or less in height, and an alternative design mounting structures as contemplated by Section 16-25.002(3)(h)(iv)(i), and subject to Transitional height planes (Chapter 1, Section 19-1006).	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP	SAP
Business or commercial schools	P	P	P*	X	X	X	P	P	X
Car washes	SUP	SUP	X	X	X	X	SUP	SUP	X
Child care centers, kindergartens and special	P	P	P**	SUP	SUP	SUP	SUP	X	P**

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schools									
Churches, synagogues, temples and other religious worship facilities of any size	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Civil, service, garden, neighborhood or private clubs	X	X	X	SUP	SUP	SUP	X	X	P*
Clubs and lodges	X	X	X	X	X	X	X	X	X
Clinics (including veterinary), laboratories, and similar uses, but not blood donor stations except at hospitals. Veterinary clinics shall be located within soundproof buildings when located within 300 feet of any residential use.	P	P	P**	X	X	X	P	P	P*
Commercial Greenhouses	SUP	SUP	SUP	X	X	X	SUP	SUP	SUP
Commercial recreation establishments including theaters, convention halls, places of assembly and similar uses	P	P	P**	X	X	X	P	P	P*
Community centers, community services facilities, recreational centers	SUP	SUP	SUP	SUP	X	X	SUP	SUP	SUP
Devices for the generation of energy, such as solar panels, wind generators and similar devices	PA	PA	PA	PA	PA	PA	PA	PA	PA
Dormitories, fraternity houses and sorority houses	SUP	SUP	SUP	X	X	X	X	X	SUP
Eating and drinking establishments (Restaurants, bars, coffee shops, delicatessens, and taverns)	P	P	P**	X	X	X	P	P	P*
Family care home	SAP	SAP	SAP	SAP	SAP	SAP	X	X	SAP
Grocery stores	P	P	P**	X	X	X	P	P	P**
Group home, congregate care home and rehabilitation centers	SUP	SUP	SUP	SUP	X	X	X	X	SUP
Guest houses, servant quarters or lodging facilities for caretakers or watchmen	PA	PA	PA	PA	PA	PA	PA	PA	PA
Home occupation (in subareas 4, 5, & 6 subject to limitations set forth in Section 16-29.001(17))	P	P	P	PA	PA	PA	X	X	P
Hotels up to 30 rooms	SUP	SUP	SUP	X	X	X	SUP	SUP	SUP
Institutions of higher learning, including colleges and universities	SUP	SUP	SUP	SUP	X	X	P	P	SUP
Junkyards, automobile salvage yards or scrap metal processors where such activity is wholly enclosed within a building	X	X	X	X	X	X	X	P	X
Laundry and dry cleaning collection stations limited to no more than 5,000 square feet (in subareas 7 and 8 no size limitation)	P	P	P*	X	X	X	P	P	P*

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Laundry and dry cleaning establishments where customers operate equipment.	P	P	P*	PA	X	X	P	P	P*
Manufacturing, wholesaling, repairing not including automobile or heavy machinery, compounding, assembly, processing, preparation, packaging or treatment of articles, foods, components, products, clothing, machines and appliances and the like where the character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property. In subareas 7 and 9, use of heavy drop hammers, punch presses or other machinery; or processing methods creating excessive noise or vibration is prohibited. In subarea 9, no more than three (3) persons shall be engaged in these uses, one (1) of whom shall be a member of the family residing on the premises, and the hours of operation shall be between 9:00 AM and 9:00 PM.	X	X	X	X	X	X	P	P	P
Multi-family dwellings (in subarea 7, conversion of existing industrial buildings which are 50 years of age or older to multi-family is permitted)	P	P	P	P	X	X	X	X	P
Museums, galleries, auditoriums, libraries and similar cultural facilities	P	P	P**	X	X	X	X	X	P*
New and used car sales and rental	X	X	X	X	X	X	X	X	X
Nursing homes and convalescent centers	SUP	SUP	SUP	SUP	SUP	SUP	X	X	SUP
Offices, arts and crafts galleries, and studios. In subarea 4, sales/leasing office for residential units permitted as accessory use. In subarea 9, no more than three (3) persons shall be engaged in these uses, one (1) of whom shall be a member of the family residing on the premises, and the hours of operation shall be between 9:00 AM and 9:00 PM.	P	P	P**	X	X	X	P	P	P
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas (over 90 days)	SUP	SUP	SUP	X	X	X	SUP	SUP	SUP
Outdoor amusement enterprises, exhibits, entertainments, meetings, displays or sales areas (under 90 days)	SAP	SAP	SAP	X	X	X	SAP	SAP	SAP
Park-for-hire facilities – independent structures with more than two stories above grade for the temporary storage of vehicles	SUP	X	X	X	X	X	X	X	X

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Parking structures and surface lots (accessory)	PA	PA	PA	PA	PA	PA	PA	PA	PA
Parks and playgrounds	P	P	P	P	P	P	P	P	P
Plumbing, tinsmithing, or cabinet shops, general service and repair establishments	P	P	X	X	X	X	P	P	P*
Printing shops	P	P	P**	X	X	X	P	P	P*
Private greenhouses & garages	PA	PA	PA	PA	PA	PA	PA	PA	PA
Private schools	P	P	P	SUP	SUP	SUP	P	P	P
Professional or personal service establishments, but not hiring halls	P	P	P**	X	X	X	P	P	P*
Public schools	X	X	X	P	P	P	P	P	P
Retail establishments (not including auto sales or rental)	P	P	P**	X	X	X	P	P	P*
Sales and repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar devices	P	P	P*	X	X	X	P	P	P*
Service stations (automobiles)	P	P	P**	X	X	X	P	P	X
Single-family dwellings	P	P	P	P	P	P	X	X	P
Structures and uses required for operation of MARTA or a public utility	P	P	P	P	P	P	P	P	P
Swimming pools, tennis courts	PA	PA	PA	PA	PA	PA	X	X	PA
Tailoring, custom dressmaking, millinery and similar establishments	P	P	P*	X	X	X	P	P	P*
Telecommunication switchboards, power generators and other telecommunications relay equipment and rooms or floors housing them	X	X	X	X	X	X	P	P	X
Two-family dwellings	P	P	P	P	X	P	X	X	P
Yards for storage of contractor's equipment; sand and gravel; lumber and similar operations	X	X	X	X	X	X	P	P	X

Section 16-18R.006. Redevelopment Requirements.

Subject to the provisions in Part 16, Chapter 24, Nonconformities.

Section 16-18R.007. Transitional Uses and Yards.

1. Adjoining Lot in Same Frontage: Where a lot in this district abuts a lot in any R-1 through R-G, MR, PD-H district, or SPI-18 subareas 4, 5 and 6 at the side along the same street frontage, and without an intervening street, such lot within this district, or the first one hundred (100) feet on such lot if it is wider than one hundred (100) feet, shall not be used for any drive-in facility, car wash, service station, repair garage, or paint and body shop even where otherwise specifically authorized.

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2. Transitional height planes: Where this district adjoins R-1 through R-G 1, R-G 2, MR-1, MR-2, PD-H districts, or SPI-18 subareas 5 and 6 without an intervening street, height within this district shall be limited by the Transitional Height Plane requirements as defined in Chapter 1, Section 19-1006.
3. Transitional yards.
 - a. Where SPI-18 subareas 1, 2, 3, and 9 adjoin an R-1 through R-G, or PD-H district or SPI-18 subareas 4, 5 and 6 without an intervening street, a minimum of twenty (20) feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of private alleys or drives a maximum of ten (10) feet in width. Where SPI-18 subareas 7 and 8 adjoin an R-1 through R-G, or PD-H district or SPI-18 subareas 4, 5 and 6 without an intervening street, a minimum of twenty (20) feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity. Such yards shall be planted as approved by the City Arborist and maintained as a landscaped strip.
 - b. Screening: In addition to the above transitional yard requirements, permanent opaque walls six (6) feet in height shall be provided and shall be maintained in slightly condition.

Section 16-18R.008. Development Controls.

See SPI-18 Mechanicsville: Development Controls and Site Limitations Table for Bulk Limitations, Maximum Building Coverage, Public Space Requirements, and Minimum Open Space Requirements.

For purposes of this Chapter, and notwithstanding the provisions of Code Section 16-29.001(24), mixed-use development is defined as any development which contains as principal uses both residential and non-residential uses on the same development site, and in which each of such uses constitute at least twenty (20%) percent of the total floor area, excluding accessory uses.

1. Residential uses may utilize Net Lot Area or Gross Lot Area when calculating maximum permitted residential floor area, provided that Useable Open Space Requirements (UOSR) are calculated based on the same lot area.
2. Affordable new sales housing units or rental housing units requirements:
 - a. Affordable housing bonus: All or portion of the non-residential FAR may be utilized for residential purposes as indicated in SPI-18 Mechanicsville: Development Controls, Site Limitations, Supplemental Zones and Front Yards Table, provided that twenty percent (20%) or more affordable sales or rental housing units are provided for the overall development.
 - b. Affordable housing shall have the meaning set forth in Part 19, Chapter 1, Section 19-1006.
 - c. Affordable requirements shall be in place for a minimum of twenty (20) years from the date of issuance of the occupancy permit and shall include deed restrictions governing the value or rental rate placed on the affordable units.

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- d. No housing unit associated with a development project for which bonus FAR calculations were applied shall be issued an occupancy permit until such time as documentation is provided to the Bureau of Buildings establishing that the affordable housing requirements have been met and have been instituted as part of the warranty deed as an allowable exception to title for each affordable unit that is a part of said development project.
- 3. Minimum Open Space Requirements: When either the residential or non-residential component of the development is a minor use of less than twenty (20%) percent of the total floor area minimum open space requirements do not apply to such minor use.
 - a. For residential uses, including all residential components of mixed use developments: Open space requirements as indicated on Table I, "Land Use Intensity Ratios" shall be required for Useable Open Space (UOSR) only.
 - b. For nonresidential uses, including all non-residential components of mixed-use developments: Public Space requirements shall be as indicated in SPI-18 Mechanicsville: Development Controls, Site Limitations, Supplemental Zones and Front Yards Table. (See Section 16-28.012 for definitions and measurements. Required yards and requirements for sidewalk and supplemental zone widths, which are constructed on private property, may be counted towards this requirement. Such public space may include planted areas, fountains, community gardens, parks plazas, hardscape elements related to sidewalks and plazas, and similar features which are located on private property.)
 - c. For mixed-uses: The sum of minimum open space requirements specified in subsections a. and b. above for non-residential and residential shall be met.
 - d. All buildings and structures built before 1950 shall have no Useable Open Space Requirements or Public Space Requirements, provided that any improvements or additions to such buildings or structures do not increase the total floor area by more than ten (10) percent of the existing floor area.
 - e. Residential balconies: Balconies for residential units, which are enclosed on not more than three (3) sides, may be counted towards UOSR for a maximum depth of six (6) feet.
- 6. Showering facilities: All office buildings containing over fifty thousand (50,000) square feet of gross office space shall provide showering facilities, which shall include showers and lockers, in a ratio of at least two (2) showering facilities for every fifty thousand (50,000) square feet of gross office space, which facilities shall be available to all building tenants and their employees, provided that no office building shall be required to exceed a maximum of four (4) showering facilities.
- 7. Yards and supplemental zones: shall be as indicated in SPI-18 Mechanicsville: Development Controls and Site Limitations Table.
- 8. For additional subarea requirements see SPI-18 Mechanicsville: Development Controls and Site Limitations Table.

Section 16-18R.009. Site Limitations.

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1. Drive-through service windows and drive-in facilities shall not be located between the principal structure and the street.
2. Maximum Building Heights (distances measured from property lines):
 - a. Subarea 1:
 - i. Eastern side of Central Avenue a maximum height of 120 feet;
 - ii. Parcels fronting on the western side of Central Avenue, a building height of 120 feet is allowed for the first 135 feet measured from the property line adjacent to Central Avenue;
 - iii. Parcels fronting on the eastern side of Pryor Street a maximum height of 60 feet;
 - iv. Parcels north of Fulton Street, including parcels fronting on the north side of Fulton Street, a maximum height of 120 feet.
 - b. Subarea 2: Parcels north of Fulton Street, including parcels fronting on the north side of Fulton Street, a maximum height of 120 feet.
 - c. Subarea 3:
 - i. Eastern side of Central Avenue a maximum height of 120 feet;
 - ii. Parcels fronting on the western side of Central Avenue, a building height of 120 feet is allowed for the first 135 feet measured from the property line adjacent to Central Avenue;
 - iii. Parcels fronting on the eastern side of Pryor Street a maximum height of 60 feet;
 - iv. All other parcels a maximum height of 40 feet.
 - d. Subarea 4:
 - i. From the parcels fronting on the north side of Crumley Street north to the parcels fronting on the south side of Fulton Street and bounded by the parcels fronting on the west side of Formwalt Street to the east side of Whitehall Street, a maximum height of 60 feet;
 - ii. From the parcels fronting on the north side of Glenn Street north to the parcels fronting on the south side of Interstate I-20 and bounded by the parcels fronting on the west side of Whitehall Street to the east side of McDaniel Street, a maximum height of 60 feet;
 - iii. From the parcels fronting on the north side of Glenn Street north to the parcels fronting on the south side of Interstate I-20 and bounded by the parcels fronting on the west side of McDaniel Street to the east side of the Rail Road tracks, a maximum height of 120 feet;
 - iv. All other parcels a maximum height of 35 feet.
 - e. Subarea 5: a maximum height of 35 feet
 - f. Subarea 6: a maximum height of 35 feet
 - g. Subarea 7: a maximum height of 35 feet within one hundred fifty feet of subareas 5 and 6, and a maximum height of 60 feet within three hundred feet of subareas 5 and 6.
 - h. Subarea 8: a maximum height of 35 feet within one hundred fifty feet of subareas 5 and 6, and a maximum height of 60 feet within three hundred feet of subareas 5 and 6.

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- i. Subarea 9: a maximum height of 35 feet within one hundred fifty feet of subareas 5 and 6, and a maximum height of 60 feet within three hundred feet of subareas 5 and 6.
- 3. Minimum Building Facade Heights: See SPI-18 Mechanicsville: Development Control, Site Limitations, Supplemental Zones and Front Yards Table

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SPI-18 Mechanicsville: Development Controls, Site Limitations, Supplemental Zones and Front Yards Table									
	Subarea								
	1	2	3	4	5	6	7	8	9*
Non-residential FAR (base)	1.00	2.50	1.50	None	None	None	2.00	2.00	0.50
Residential FAR (base)	0.696	0.696	1.49	0.696	0.50	0.50	Existing buildings over 50 years of age	None	0.696
Residential Affordable Housing FAR (bonus)	1.00	0.50	None	None	None	None	None	None	1.30
Maximum Combined FAR (without bonus)	1.696	3.196	2.99	0.696	0.50	0.50	2.00	2.00	1.196
Maximum Combined FAR (with bonus)	2.696	3.696	N/A	N/A	N/A	N/A	N/A	N/A	2.00
Maximum Building Coverage (as a percent of Net Lot Area)	85%	85%	85%	85%	50%	50%	85%	85%	85%
Non-Residential Public Space Requirement (as a % of Net Lot Area)	10% or 20%*	10% or 20%*	None or 5%**	None	None	None	None	None	10% or 20%*
Residential Useable Open Space Requirement (as a percent of Net Lot Area)	See LUI chart	See LUI chart	See LUI chart	See LUI chart	None	None	None	None	See LUI chart
Minimum Façade Height along Streets (in feet)	18'	18'	18'	18'	None	None	None	None	18'
Minimum Lot Size (in square feet)	None	None	None	2,800	2,800	2,800	None	None	None
Minimum Street Frontage (in feet)	None	None	None	40'	40'	40'	None	None	None
Supplemental Zone (width in feet)	None or 5' when sidewalk-level residential	None or 5' when sidewalk-level residential	None or 5' when sidewalk-level residential	5' local street, or 9' collector or/arterial street	Not required	Not required	5' local street, or 9' collector/arterial street	5' local street, or 9' collector/arterial street	5' local street, or 9' collector or/arterial street

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Front Yard (in feet)	Not required	Not required	Not required	Not required	15' or match existing block face	15' or match existing block face	Not required	Not required	Not required
Side Yard (in feet) - not adjacent to street	None^ or 20'	None^ or 20'	None^ or 20'	None^ or 20'	Block face average or 5' minimum	Block face average or 5' minimum	None	None	None^ or 20'
Side Yard (in feet) - adjacent to street	see supplemental zone	see supplemental zone	see supplemental zone	see supplemental zone	Half-depth front yard per Section 16-28.007.	Half-depth front yard per Section 16-28.007.	see supplemental zone	see supplemental zone	see supplemental zone
Rear Yard (in feet) – not adjacent to street.	None^ or 20'	None^ or 20'	None^ or 20'	20'	15'	15'	None	None	None^ or 20'
Rear Yard (in feet) – adjacent to street	see supplemental zone	see supplemental zone	see supplemental zone	see supplemental zone	Rear yards per Section 16-28.007(e)	Rear yards per Section 16-28.007(e)	see supplemental zone	see supplemental zone	see supplemental zone

* Developments less than or equal to one-half (0.5) acre – a minimum of 10% of the net lot shall be public space. Developments greater than one (1) acre – a minimum of 20% of the net lot shall be public space.

** Development less than one acre – no open space requirements. Developments greater than one (1) acre – a minimum of 5% of the net lot area shall be public space.

^ Side or rear yard setback not adjacent to a street. Nonresidential uses: none. Residential uses: 20 feet, or the yard setback may be reduced to zero when no residential windows are adjacent to such yard.

Section 16-18R.010. Sidewalks.

Public sidewalks shall be located along all public streets and shall have minimum widths as specified in SPI-18 Mechanicsville: Sidewalks Table. Sidewalks shall consist of two zones: a street furniture and tree planting zone and a clear zone. The following regulations shall apply to all public sidewalks:

1. Street furniture and tree planting zone requirements: The street furniture and tree planting zone shall have a minimum width as specified in SPI-18 Mechanicsville: Sidewalks and Supplemental Zones Table. Said zone shall be located immediately adjacent to the curb and shall be continuous. Said zone shall meet the tree planting requirements of Section 16-18R.010(3). In addition to the required planting of trees, this zone may also be used for the placement of street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility and as approved by the Director of the Bureau of Planning.
2. Clear zone requirements: Said zone shall be located immediately contiguous to the street furniture and tree planting zone and shall be continuous. Said zone shall be

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hardscape, and shall be unobstructed for a minimum height of eight (8) feet and for a minimum width as specified in SPI-18 Mechanicsville: Sidewalks and Supplemental Zones Table, by any permanent or nonpermanent element except as authorized in Section 16-18R.013 for arcades.

3. Street tree planting requirements: Street trees are required and shall be planted in the ground a maximum of fifty feet (50) on center within the street furniture and tree planting zone and spaced equal distance between street lights. All newly planted trees shall be a minimum of three (3) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of twelve (12) feet in height, shall have a minimum mature height of forty (40) feet, and shall be limbed up to a minimum height of seven (7) feet. Trees shall have a minimum planting area of thirty-two (32) square feet. All plantings, planting replacement and planting removal shall be approved by the City Arborist. The area between required plantings shall either be planted with evergreen ground cover such as mondo grass or *liriope spicata* or shall be paved as approved by the Director of Planning.
4. Tree grates: Tree grates are not required where all sidewalk width requirements are met. Where tree grates are required or otherwise installed, they shall be a minimum of four (4) feet by eight (8) feet, shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way, and shall be placed within the street furniture and tree planting zone. Where tree grates are not required or otherwise installed, tree planting areas shall be permitted to be planted with evergreen ground cover such as mondo grass or *liriope spicata*.
5. Paving: Sidewalks shall be paved with concrete, brick or other decorative hardscape material to match existing materials on each block face.
6. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede visibility within visibility triangles at street intersections between the heights of two and one-half (2½) feet and eight (8) feet above grade. See Section 16-28.008(9), Visibility at Intersections.
7. No awning or canopy shall encroach beyond the clear zone.
8. Where property within this district abuts an R-1 through R-G, PD-H or MR district, or where an SPI-18 subarea abuts another SPI-18 subarea (with smaller sidewalks) without an intervening street, the sidewalk area within twenty (20) feet of such districts shall taper as necessary to provide a smooth transition to the existing R-1 through R-G, PD-H, MR districts or SPI-18 subarea sidewalk. In the event that the abutting R-1 through R-G, PD-H, MR district or SPI-18 subarea has no existing sidewalk, the sidewalk shall taper to a width of six (6) feet.
9. Decorative pedestrian lights, where installed, shall be placed a maximum of forty (40) feet on center and spaced equal distance between required trees along all streets. Where installed, said lights shall be located within either the street furniture and tree planting zone or the supplemental zone. All said lights shall be Atlanta Type "C" as approved by the Director of the Bureau of Planning.
10. Every commercially reasonable effort shall be made to place utilities underground or to the rear of structures to allow for unobstructed use of sidewalks.

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11. Trash receptacles or similar elements, where installed, shall be a type specified by the Director of Planning in accordance with uniform design standards utilized by the Director for placement of such objects in the public right-of-way and shall be placed within the street furniture and tree planting zone.
12. Outdoor dining within required sidewalk Clear Zone for pre-existing buildings: Buildings existing prior to the adoption of this ordinance with adjacent sidewalks that do not meet the requirements of this Chapter, may have outdoor dining that encroaches into the sidewalk provided the following criteria are met:
 - a) Shall have a minimum of eight (8) feet of unobstructed sidewalk area adjacent to the curb when not located adjacent to on-street parking;
 - b) Shall have a minimum of six (6) feet of unobstructed sidewalk area adjacent to the curb when located adjacent to on-street parking;
 - c) No permanent structure or ornamentation shall be located within the encroachment area and no element shall be attached to the sidewalk in any way;
 - d) At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this Chapter; and
 - e) Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of thirty-six (36) inches including any plant material.
13. Outdoor dining within required Clear Zone for new construction: New developments may have outdoor dining that encroaches into the sidewalk a maximum of two (2) feet provided the following criteria are met:
 - a) No permanent structure or ornamentation shall be located within the encroachment area and no element shall be attached to the sidewalk in any way;
 - b) At such time as the outdoor dining use is discontinued, sidewalks shall comply with all requirements of this Chapter; and
 - c) Outdoor dining may be separated from the sidewalk only with movable planters, fencing or similar non-fixed barriers provided they do not exceed a height of thirty-six (36) inches including any plant material.

Section 16-18R.011. Supplemental Zone for Subareas 1, 2, 3, 4, 7, 8, and 9.

See SPI-18 Mechanicsville: Development Controls, Site Limitations, Supplemental Zones and Front Yards Table for width requirements. For purposes of these regulations, the area between any building, parking garage, or parking lot and the required sidewalk, when no intervening building exists, shall be defined as the supplemental zone. Supplemental zones shall meet the following requirements. Except as otherwise specified below, the square footage contained within a supplemental zone which meets all the following supplemental zone requirements may be counted towards UOSR or Public Space requirements.

1. Supplemental zone general requirements:

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- a. When sidewalk level residential units are provided, supplemental zone shall be landscaped with the exception of terraces, porches, stoops and walkways, which may occupy a maximum of two-thirds (2/3) of the supplemental zone area;
 - b. Patio decks and off-street parking shall not be permitted within the supplemental zone;
 - c. Front porches or stoops on the principal structure shall be required, provided that they shall be a minimum of six (6) feet wide and a minimum of five (5) feet in depth. Porches may be enclosed with screen wire, provided that the main characteristics of the porch such as balustrades, columns or porch railings, and front doors are visible;
 - d. Terraces, porches and stoops shall have a maximum finished floor height of twenty-four (24) inches above finished-grade, unless existing topographical considerations render this requirement unreasonable, subject to the provisions in Section 16-25.002(3);
 - e. The supplemental zone shall be no more than twenty-four (24) inches above the adjacent public sidewalk for a minimum linear distance of fifteen (15) feet from the nearest edge of the adjacent public sidewalk, unless existing topographical considerations render this requirement unreasonable;
 - f. Any authorized walls surrounding landscaped and grassed areas shall not exceed a maximum height of twenty-four (24) inches, except retaining walls, which shall not exceed a maximum height of thirty-six (36) inches unless existing topography requires a retaining wall of greater height.
2. Supplemental zones containing a depth of fifteen (15) feet or less shall meet the following additional requirements:
 - a. No balcony shall encroach more than ten (10) feet into the supplemental zone area.
 - b. Shall not be counted towards UOSR requirements unless visible and accessible to the general public from the adjacent public sidewalk, with the exception of areas adjacent to sidewalk level residential units.
 3. Supplemental zones containing a depth greater than fifteen (15) feet shall be counted towards UOSR or Public Space requirements only when the following additional requirements are met:
 - a. Shall permit and encourage pedestrians to walk on a minimum of eighty (80%) percent of the surface of the supplemental zone, excluding fountains, pedestrian furniture, public art and similar elements.
 - b. When adjacent non-residential ground floor uses are provided, shall be visible and accessible from any point along ninety (90%) percent of any adjacent sidewalk.
 - c. When adjacent non-residential ground floor uses are provided, all sides of buildings fronting said zone shall meet the fenestration requirements of this Chapter.
 - d. When adjacent residential ground floor uses are provided, shall provide a pedestrian walkway from said space to the adjacent public sidewalk. Said pedestrian walkway shall be perpendicular to the street and shall connect directly to the public sidewalk and shall be open to the sky along its entire length.

Section 16-18R.012. Front yards for Subareas 5 and 6.

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1. Front Yard general requirements:
 - a) Front yard setback: the building setback shall be consistent with the historic character as it existed in 1945 for the block face with such like contributing buildings. As such the building setback shall be no less than the smallest setback or no greater than the largest setback in that blockface with such like contributing buildings.
 - b) Patio decks and off-street parking shall not be permitted within the front yard or half-depth front yard;
 - c) Front porches, entries or stoops on the principal structure shall be required, and shall be a minimum of one-half (1/2) the width of the house with a minimum depth of eight (8) feet. Porches may be enclosed with screen wire only, provided that the main characteristics of the porch such as balustrades, columns or porch railings, and front doors are visible;
 - d) Front porches, entries or stoops shall not extend more than ten (10) feet into the front yard and five (5) feet into the half-depth front yard.
2. Limitations on projections into required yards and open spaces shall be in conformance with Section 16-28.008.
3. The primary pedestrian entrance:
 - a. Shall face and be visible to a public or private street.
 - b. Shall be linked to the public sidewalk with a pedestrian walkway a minimum of six (6) feet wide.

SPI-18 Mechanicsville: Sidewalks Table									
	Subarea								
	1	2	3	4	5	6	7*	8*	9
Street Furniture Zone Width (in feet). In subareas 4, 5, and 6 shall be provided on Ralph David Abernathy, Fulton, Pryor, and Central streets	5'	5'	5'	None or 5'	None or 5'	None or 5'	5'	5'	5'
Clear Zone Width (in feet). In subareas 4, 5, and 6 if street furniture zone is provided, clear zone shall be 6' wide.	10	10'	10'	6' local street, or 10' collector/arterial street	8' or match existing block face	8' or match existing block face	6' local street, or 10' collector/arterial street	6' local street, or 10' collector/arterial street	6' local street, or 10' collector/arterial street
Street Trees	Required	Required	Required	Required	Required in front yard	Required in front yard	Required	Required	Required

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*In subareas 7 and 8, when no principal structure is located directly adjacent to a supplemental zone, the supplemental zone shall be landscaped with shrubs and trees in accordance with Section 16-18R.019. Minimum Landscaping for Surface Parking Lots, Barrier Requirements.

Section 16-18R.012. Relationship of Building to Street.

1. For purposes of this chapter, sidewalk-level shall be defined as any floor of a building with a finished-floor elevation less than or equal to five (5) feet above the adjacent sidewalk or less than or equal to five (5) feet below the adjacent sidewalk.
2. Building floors shall be delineated to the third story above sidewalk level and lower and shall be executed through windows, belt courses, cornice lines or similar architectural detailing.
3. A street address number shall be located directly above the primary building entrance, shall be clearly visible from the sidewalk and shall be a minimum of six (6) inches in height.
4. At sidewalk level along a public or private street, all building and parking structures shall provide residential uses or retail, office, restaurant, museum, gallery, library, hotel lobby, or cultural facility uses where permitted, for a minimum depth of twenty (20) feet from the building façade, except at ingress and egress points into the structure.
5. Fenestration (For parking deck requirements see Section 16-18R.017(10):
 - a. Street-fronting non-residential uses, with the exception of churches and fire stations, shall meet the following sidewalk level requirements:
 - i. The length of façade without intervening fenestration or entryway shall not exceed twenty (20) feet.
 - ii. Fenestration shall be provided for a minimum of sixty-five (65%) percent of the length of all street frontages:
 - a. Beginning at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk or,
 - b. Beginning at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
 - c. Beginning at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk.
 - iii. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.
 - b. Street-fronting residential uses shall provide fenestration for a minimum of fifty (50%) percent of the length of the sidewalk-level, street frontage.
6. The primary pedestrian entrance for pedestrians to access all sidewalk level uses and business establishments with public or private street frontage:
 - c. Shall face and be visible from the public or private street when located adjacent to such street. When located adjacent to a street that functions as an arterial street or a collector street, said entrance shall face and be visible from such street.
 - d. Shall be directly accessible and visible from the sidewalk adjacent to such street.

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- e. Shall remain unlocked during business hours for non-residential uses.
- 7. Buildings with residential uses at the sidewalk level shall meet the following regulations:
 - a. All primary pedestrian entrances not adjacent to a public sidewalk shall be linked to the public sidewalk with a pedestrian walkway a minimum of six (6) feet wide.
 - b. All such buildings with more than four (4) residential units that are adjacent to the sidewalk shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, park, plaza, terrace or porch adjacent to the sidewalk. All pedestrian walkways providing such access shall be perpendicular to the street, unless topography prohibits, and shall be permitted to share said walkway with one (1) adjacent unit.
 - c. Such buildings shall have windows at sidewalk level on each street frontage façade which are substantially similar in size to the sidewalk level front facade windows.
- 8. Sidewalk arcades: Buildings with nonresidential uses at the sidewalk level may have sidewalk arcades, which shall meet the following regulations:
 - a. Shall provide an at-grade sidewalk surface.
 - b. Arcade supports shall be a maximum width of five (5) feet.
 - c. Shall provide a minimum of twenty-five (25) feet of clear unobstructed space between arcade supports.
 - d. A building with a sidewalk arcade shall meet the fenestration requirements of Section 16-18R.013.
- 9. Fences and walls shall meet the following regulations:
 - a. For residential uses adjacent to the sidewalk, fences shall not exceed four (4) feet in height when located between the primary building and the street or between any supplemental zone and the adjacent street. For non-residential uses adjacent to the sidewalk, fences are prohibited when located between the building and the sidewalk except where specifically authorized elsewhere in this Chapter for outdoor dining.
 - b. Retaining walls located adjacent to a sidewalk along a public street shall not exceed a height of two (2) feet and the combined height of a fence where otherwise authorized and retaining wall shall not exceed a height of five (5) feet, unless existing topography prohibits retaining walls of a lesser height. Retaining walls shall be faced with stone, brick or smooth stucco. See Section 16-29.001(25)(b).
 - c. No walls, except retaining walls, shall be located between the street and any building, with the exception of screening for authorized off-street loading areas.
 - d. Fences and walls located between the primary building and the lot line and not exceeding six (6) feet in height may be erected, but shall not be permitted between the primary building and the street.
 - e. Fences adjacent to the street shall be of picket-wood, stone, composite materials or ornamental metal.
 - f. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.
- 10. Awnings and Canopies:
 - a. All awnings and canopies shall be cloth or canvas.

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- b. Internally lit awnings and canopies are prohibited.
- 11. All windows on a building façade facing an adjacent street shall include window panes recessed a minimum of three (3) inches from the adjacent façade.
- 12. Chimneys:
 - a. Shall begin at-grade.
 - b. Shall be faced with brick, wood, hardiplank (cementitious siding), stone, cast stone, or true stucco.
- 13. Gasoline fuel dispenser structures, canopies and associated service area shall not be located between a building and the street.

Section 16-18R.013. Façade Materials.

Building façade materials shall consist of the following:

- 1. Single and Two family: all exterior facades shall be brick, wood, or hardiplank (cementitious siding).
- 2. Multi-family and non-residential:
 - a) All exterior facades adjacent to a public street shall be brick, stone, cast stone, or true stucco.
 - b) All exterior facades not adjacent to a public street shall be brick, stone, cast stone, true stucco, concrete masonry units, split-faced concrete, or split-faced brick.

Section 16-18R.014. Signage.

Refer to Section 16-28A. Sign Ordinance.

Section 16-18R.015. Loading Areas, Loading Dock Entrances and Building Mechanical and Accessory Features.

- 1. Loading areas: Dumpsters and loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground level or sidewalk level outdoor dining area, public sidewalk or public right-of way. In addition, dumpsters and loading areas serving residential uses shall be enclosed with opaque walls six (6) feet in height.
- 2. Loading dock entrances for non-residential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way.
- 3. Building mechanical and accessory features:
 - a. Shall be located to the side or rear of the principal structure and shall be in the location of least visibility from the public right-of-way. Screening with plant or fence materials shall be required if the equipment is otherwise visible from the public right-of-way.
 - b. When located on rooftops shall be incorporated in the design of the building and screened with building materials similar to the building.
 - c. Shall not be permitted between the building and any public street.

Section 16-18R.016. Off Street Loading Requirements.

See Table of Loading Requirements, Section 16-28.015 Off-street Loading Requirements.

Section 16-18R.017. Curb Cuts and Parking Structures.

1. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear zone.
2. Driveway and curb cut widths shall be twenty-four (24) feet for two-way entrances and twelve (12) feet for one-way entrances, unless otherwise permitted by the Commissioner of Public Works.
3. No circular drives shall be located between any building and any public street with the exception of hotels, childcare centers, kindergartens, and special schools subject to the provisions in Section 16-25.002(3).
4. Curb cuts and driveways shall not be permitted on any street that functions as an arterial street or collector street when access may be provided from a side or rear street located immediately adjacent to a contiguous property, with the exception of hotel patron drop-off drives.
5. Unless authorized by Section 16-18R.019(3), driveways, except for a driveway to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street.
6. Except as authorized in Section 16-18R.009(1), no more than one (1) curb cut shall be permitted for each development, provided that properties with more than one (1) street frontage may have one (1) curb cut located on each street frontage.
7. Entrances to garages and carports that serve a single residential unit shall face the rear yard, or a side yard which has no street frontage.
8. All contiguous ground-floor residential units shall share one common drive, located in rear yards or side yards without street frontage, to serve garages, carports and parking areas.
9. Parking deck facades shall conceal automobiles from visibility from any public right-of-way or private drive or street that are open to the general public, and shall have the appearance of a horizontal storied building.
10. Additional parking deck façade treatment along streets:
 - i. Shall meet the requirements of Section 16-18R.013; or
 - ii. When topographical conditions prevent the parking deck treatment requirements of Section 16-18R.013 from being met, a continuous minimum five (5) feet wide landscaped strip shall be provided between the structure and the public sidewalk, except at ingress and egress points into the structure. The landscaped strip shall be planted with street trees spaced a maximum distance of twenty (20) feet on center, which shall also meet the tree requirements in Section 16-18R.010. The landscape strip shall also be planted with evergreen ground cover such as mondo grass, *liriope spicata*, ivy or evergreen shrubs with a maximum mature height of twenty-four (24) inches. All plantings, planting replacement and planting removal shall be approved by the City Arborist.

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11. Notwithstanding the provisions of Section 16-28.006(10), a common or joint driveway may be authorized by the Director of the Bureau of Planning when adjacent lots have direct vehicular access to a street, and a driveway from a private street which functions as a public street may be authorized by the director of the Bureau of Planning, based on traffic considerations, when a perpetual easement agreement is agreed upon by all affected property owners and a copy of such agreement is provided to the Bureau of Planning.
12. Independent driveways are not required when access is provided to a private alley. For single and two family dwellings independent driveways are not required.
13. Private alley shall be defined as a minimum of twenty-four (24) feet wide mid-block access easement connecting two streets, having a minimum of eight (8) feet wide paved area, adjacent to single and two family uses and twenty-four (24) feet paved area for all other uses. Parking is not permitted in the alley.
14. All developments, including parking decks, shall have walkways a minimum width of four (4) feet connecting ground level parking to the public sidewalks and to all building entrances. See Section 16-18R.019, Minimum Landscaping for Parking Lots and Barrier Requirements.
15. No drop-off lanes shall be permitted along public streets.

Section 16-18R.018. Lighting, Security, and Maintenance Requirements.

1. All lighting including all parking decks and lots and lit canopies shall reduce light spillage onto residentially used properties by providing cutoff luminaries which have a maximum ninety (90) degree illumination.
2. All lighting that up-lights trees, buildings or other elements, shall be located a minimum height of eight (8) feet above the sidewalk, driveway or pedestrian area when not located within completely landscaped areas.
3. All surface parking lots and structures, whether a nonconforming principal use or accessory in use, and whether commercial or noncommercial, shall have the following minimum requirements:
 1. Lighting shall be provided throughout all parking facilities to equal a minimum of two (2.0) footcandle of light. A footcandle of light is a uniformly distributed flux of one (1) lumen on a surface of one (1) square foot in area. Where applicable, public street lighting may be utilized to either partially or totally fulfill the lighting requirements; however, where such street lighting is removed, it shall be the responsibility of the parking facility to independently provide these required levels of illumination.
 2. Parking facilities shall be maintained in a clean, safe and sanitary condition. Parking spaces and driving lanes shall be clearly defined and maintained as such. Parking lots shall not be operated when any damage impairs the drivability of the parking lot. See Section 16-28.014 for additional requirements.
 3. Parking facilities operating before the effective date of this section shall have twenty-four (24) months to comply herewith.

Section 16-18R.019. Minimum Landscaping for Surface Parking Lots, Barrier Requirements.

The requirements of City of Atlanta Code of Ordinances, Chapter 158 Vegetation, Article II Tree Protection, Section 30 Parking Lot Requirements shall apply to this district except as modified as follows:

1. Said parking lot requirements shall apply to all lots regardless of size;
2. All parking bays shall be terminated with a landscaped strip a minimum width of five (5) feet and equal to the length of the parking bay.
3. All required landscaped areas shall be planted with evergreen groundcover or shrubs with a maximum height of thirty (30) inches; and
4. All landscaped buffer areas and strips along sidewalks, drives, private streets and public rights of way shall have a minimum of one (1) tree with a minimum caliper of three and one half (3.5) inches.

Section 16-18R.020. Off-Street Parking Requirements.

In addition to the provisions of Section 16-28.008(7), which shall apply and are incorporated herein, the following parking requirements shall apply to all uses approved by special permits as well as permitted uses. (See also Sections 16-28.013 and 16-28.014):

1. *Off-street surface parking:*
 - a. Shall not be located between a building and the street without an intervening building;
 - b. Shall be accessory to a permitted principal use only, provided that parking spaces serving another principal permitted use may use such facility for shared parking as specified in Section 16-18R.020(6) below;
2. *Alternative fuel vehicle charging stations:* All automobile parking facilities shall include alternative fuel vehicle charging stations in a ratio of at least one (1) station for every one hundred (100) automobile parking spaces. No development shall be required to exceed a maximum of five (5) such spaces.
3. For office uses minimum requirements unless otherwise stated:
 - a) All developments shall reserve and designate at least five (5%) percent of the employee parking spaces "Carpool Only." Carpool spaces shall be used only by carpool vehicles in which at least two (2) of the persons are employees or tenants of the building. Such spaces shall be located near the building's employee entrance or other preferable locations within the employee parking areas as approved by the Director of the Bureau of Traffic and Transportation.
 - b) All new parking structures shall be built to accommodate vanpool access. The minimum ceiling height for vanpools is eight (8) feet two (2) inches.
4. *For residential uses:*
 - a. Minimum parking requirements:
 - i. Multi-family: as specified in Table 1, "Land Use Intensity Ratios" under appropriate FAR for the development.
 - ii. Single and Two family: none.

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- b. Maximum parking spaces:
 - i. For resident parking, one (1) parking space per bedroom for up to two (2) bedrooms and one-half (0.5) parking space for each bedroom unit of three (3) and above may be provided per dwelling unit.
 - ii. For visitor parking, one-third parking space per dwelling unit may be provided.
- 5. *For non-residential uses:*
 - a. *Banks, savings and loan institutions, and the like:* A minimum of one (1) space for each two hundred (200) square feet of floor area and a maximum of two and one-half (2.5) spaces for each two hundred (200) square feet of floor area.
 - b. *Business colleges, trade schools, conservatories, dancing schools, and the like:* A minimum of one (1) space for each two hundred (200) square feet of floor area and a maximum of two and one-half (2.5) spaces for each two hundred (200) square feet of floor area.
 - c. *Child care centers, day care centers, pre-kindergartens, play and other special schools or day care centers for young children:* A minimum of one (1) space for each six hundred (600) square feet of floor area and a maximum of two and one-half (2.5) spaces for each six hundred (600) square feet of floor area. In addition to providing off-street parking, such establishments shall provide safe and convenient facilities for loading and unloading children, as approved by the Director of the Bureau of Public Works.
 - d. *Clubs, lodges, and commercial recreational establishments:* A minimum of one (1) space for each two hundred (200) square feet of floor area and a maximum of two and one-half (2.5) spaces for each two hundred (200) square feet of floor area.
 - e. *Dormitories:* A maximum of one (1) space for each six hundred (600) square feet of floor area.
 - f. *Eating and drinking establishments indoor requirements:* A minimum of one (1) space for each one hundred (100) square feet of floor area and a maximum of three (3) spaces for each one hundred (100) square feet of floor area;
 - g. *Eating and drinking establishments accessory outdoor dining which is twenty-five (25%) percent or less than the total gross floor area of the building or business, and is not covered with a permanent structure:* A maximum of one and three fourths (1.75) spaces for each one hundred (100) square feet of floor area.
 - h. *Eating and drinking establishments accessory outdoor dining which exceeds twenty-five (25%) percent of the total gross floor area of the building or business shall have the following minimum requirements:* A minimum of one (1) space for each one hundred (100) square feet area and a maximum of one and three fourths (1.75) spaces for each one hundred (100) square feet of the total accessory outdoor dining floor area including the twenty-five (25%) percent non-exempt floor area.
 - i. *Fraternities, sororities:* One (1) space for two (2) beds plus a minimum of one (1) space for each two hundred (200) square feet of floor area and a maximum of two and one-half (2.5) space for each two hundred (200) square feet of floor area designated or occupied other than for sleeping purposes.

- j. *Hotels and motels*: A minimum of one (1) space for each six hundred (600) square feet of floor area and a maximum of two and one-half (2.5) spaces for each six hundred (600) square feet of floor area.
 - k. *Nursing homes, convalescent homes, and similar care facilities*: A maximum of one (1) space for four (4) beds.
 - l. *Office uses*: A maximum of two and one-half (2.5) spaces for each one thousand (1,000) square feet of floor area. Parking during off-peak hours (after 6pm) may be shared for other uses as permitted in Section 16-18R.020(7).
 - m. *Printing shops*: A minimum of one (1) space for each two hundred (200) square feet of floor area and a maximum of two and one-half (2.5) spaces for each two hundred (200) square feet of floor area.
 - n. *Retail establishments, including catering, clothing and tailor shops, delicatessen and bakeries, but not other uses, minimum requirements*:
 - i. A minimum of one (1) space for each three hundred (300) square feet of floor area and a maximum of two and one-half (2.5) spaces for each three hundred (300) square feet of floor area.
 - o. *Schools, colleges, churches, recreation or community centers and other places of assembly*: One (1) space for each four (4) fixed seats (with eighteen (18) inches if bench length counted as one (1) seat or one (1) space for each thirty-five (35) square feet of enclosed floor area for the accommodation of movable seats in the largest assembly room, whichever is greater, plus the following:
 - i. *Public or private elementary or middle school*: A maximum of two (2) spaces for each classroom.
 - ii. *High school*: A maximum of four (4) spaces for each classroom.
 - iii. *Colleges and universities*: A maximum of eight (8) spaces for each classroom.
 - p. *For all other non-residential uses*: A minimum of one (1) parking space for each three hundred (300) square feet of floor area shall be provided on the site and a maximum of two (2) spaces for each three hundred (300) square feet of floor area.
6. Reduction or transfer of parking requirements. The Director of the Bureau of Planning may reduce parking requirements only upon a determination that:
- a. The character or use of the building is such as to make unnecessary the full provisions of parking facilities; or
 - b. That the applicant has established a valid shared or off-site parking arrangement. Said shared or off-site parking arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access. Additionally, all shared or off-site parking spaces shall be clearly marked and signed as reserved during specified hours. An applicant shall submit the following information establishing conformance to the above criteria in order to share or transfer parking requirements and avoid conflicting parking demands:
 - i. A to-scale map indicating location of all proposed parking spaces;
 - ii. Indicate hours of business operation(s);
 - iii. Written consent of all property owners agreeing to the shared or off-site parking arrangement;

- iv. Copies of parking leases for shared or off-site parking arrangements. Renewed leases shall be provided to the Director of the Bureau of Planning. Lack of a current lease shall automatically terminate the special exception authorization.
- 7. Notwithstanding any provision of the City of Atlanta code of ordinances to the contrary, park-for-hire surface parking lots are prohibited. Accessory parking decks built to satisfy the parking requirements of this Section shall be permitted to be used as park-for-hire parking decks. Park-for-hire parking decks built to provide parking spaces in excess of the parking requirements of this Section 16-18R.020 shall only be permitted as a primary use through the Special Permit process as authorized in Section 16-18R.005.

Section 16-18R.021. Membership in Transportation Management Associations and Transportation Management Plans.

Any development that has an office component greater than one hundred thousand (100,000) square feet of total gross leasable floor area of space shall become a member of an existing Transportation Management Association (TMA), which provides service to the area or shall provide a Transportation Management Plan (TMP) with the criteria listed below. The Bureau of Buildings shall not issue occupancy permits for any development in this district until such time as the developer or leasing agent for each of the components has submitted to the Director of the Bureau of Planning, written confirmation of TMA membership or has submitted a Transportation Management Plan. The local TMA may assist with the preparation of the TMP.

The TMP shall contain strategies to reduce single occupancy vehicle trips generated by the project and shall be based on an annual commute mode survey. Said survey shall be based on a continuous five-day workweek for all estimated employees arriving at the work site and for all residents leaving the residential site between 6:00 A.M. and 10:00 A.M., Monday through Friday. Based upon the survey information, the employer and residential manager shall develop a TMP, which shall include, but not be limited to:

- 1. Commute alternatives:
 - a. Incentives for public transit ridership such as transit cards;
 - b. Carpooling and vanpooling;
 - c. Commuter bicycling and walking programs;
 - d. Alternative work hours:
 - i. Staggered work hours;
 - ii. Compressed work weeks;
 - iii. Flexible work hours (flextime);
 - iv. Telecommuting.
- 2. Transportation demand strategies:
 - a. Improvements to alternative modes such as vanpooling;
 - b. Financial incentives given to employees who use commute alternatives;
 - c. Parking management programs;
 - d. Commute alternatives information and marketing;

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- e. Shared parking arrangements;
 - f. Provision for a mixture of uses on-site;
 - g. Pedestrian links to adjacent uses.
3. A program to promote and maintain employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns.

Section 16-18R.022. Minimum Bicycle Parking Requirements.

All non-residential developments that provide automobile parking facilities shall provide bicycle/moped parking facilities at a ratio of at least one (1) bicycle/moped parking space for every twenty (20) automobile parking spaces. Multi-family developments shall provide said facilities at a ratio of at least one (1) bicycle/moped parking space for every five (5) multi-family units. No development, except a one or two-family development, shall have fewer than three (3) bicycle/moped parking spaces nor be required to exceed a maximum of fifty (50) spaces. Bicycle/moped spaces shall be located within the street furniture zone a maximum distance of one hundred (100) feet of the building entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces. Each space shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The additional requirements of Section 16-28.014(6) shall also apply.

Section 16-18R.023. Pedestrian Bridges and Tunnels.

Pedestrian bridges and tunnels are prohibited when located above or below public streets, private streets which function as public streets connecting two (2) other public streets, or other public rights-of-way.

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Attachment B

Mechanicsville
SPI-18

Legend:

- Marta line
- Railroads
- Highway
- SPI 18
- 1-Mechanicsville Mixed Use
- 2-Fulton Mixed Use
- 3-RDA NC
- 4-Multi-Family
- 5-Single-Family
- 6-Two-Family
- 7-Light Industrial
- 8-Heavy Industrial
- 9-Live-Work

Scale: 1/2303

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Attachment B

Mechanicsville
SPI-18

Legend:

- Marta line
- Railroads
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- 1-Mechanicsville Mixed Use
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